



Report to the Auburn City Council

Action Item

13

Agenda Item No.

City Manager's Approval

To: Mayor and City Council Members
From: Lisa Hoffrogge, Building Official
Date: November 22, 2010
Subject: Approval of Building Department Fee Schedule

The Issue

Shall the City Council by resolution, approve the Building Department fee schedule?

Conclusion and Recommendation

Staff recommends that the City Council by **RESOLUTION**, approve the Building Department fee schedule.

Background and Analysis

The Council adopted the 2010 California Building Code at its November 8, 2010 meeting. That Ordinance addressed the collection of fees to be established by Resolution. Previously, the fee schedule was included within the Ordinance.

Except for the minimum rate of \$46.50/Hour, no changes are being proposed to the Building Department Fee Schedule (see Exhibit A of Resolution). This minimum rate establishes the minimum permit fee and is used for those permits and services not applicable under the valuation data formula. The current minimum hourly rate is \$42.77, which was adopted on January 1, 2008. Adopting the proposed minimum hourly rate would be consistent with existing personnel costs and would be an increase of approximately 8.7%.

Most building permits and plan reviews will use the valuation data formula. The minimum rate is used for small projects like replacing a hot water heater, requests for inspections for work previously done without permits, and cost recovery for code enforcement.

No changes are being proposed to the valuation data formula. Auburn Municipal Code, Title XV, Chapter 150, Sections 150.003(B), 150.008(B), 150.031, 150.041, 150.051, and 150.071, allow the City Council, by resolution, to set forth specific amount(s) of fee(s) to establish schedules for services related to building standards code implementation.

California Building Code Section 109 identifies fees to be paid as required in accordance with the schedule established by the applicable governing authority. In addition, permits and fees established are based on valuation as set by the Building Official. The Building Official has determined building valuation based upon the International Code Council Building Safety Journal valuation data as modified for local conditions. The International Code Council Building Safety Journal valuation data is updated on an annual basis.

Alternatives Available to Council; Implications of Alternatives

1. Approve the Building Department Fee Schedule; action will be consistent with previously adopted California Building Standards Codes Ordinance and provide an updated minimum rate of \$46.50.
2. Approve the Building Department Fee Schedule, but maintain the current minimum rate of \$42.77; action will be consistent with previously adopted California Building Standards Codes Ordinance, but will not provide an updated minimum rate.

Fiscal Impact

No additional costs to the City have been identified by this action. Implementation of the updated minimum rate will assist in off-setting actual costs incurred for services provided by the Building Department.

Additional Information

See the following attachments for more details:

1. Resolution approving Building Department Fee Schedule.

RESOLUTION NO. 10-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN
APPROVING THE BUILDING DEPARTMENT FEE SCHEDULE FOR
SERVICES

WHEREAS, the City of Auburn's building department charges fees for
services provided; and

WHEREAS, the building department charges such fees as
reimbursement and cost recovery on situations as applicable; and

WHEREAS, the City Council desires to revise and increase these fees;
and

WHEREAS, on November 22, 2010, the City Council held a full and fair
public hearing at which all persons interested in the fees had an opportunity
to provide oral and written testimony regarding the fees; and

WHEREAS, notice of the public hearing was given pursuant to
Government Code Section 66016; and

WHEREAS, the City Council acknowledges the fees are based on the
2010 California Building Code adopted by the California Building Standards
Commission, and finds that the amount of the proposed fee does not exceed
the estimated reasonable cost of providing the service for which the fee is
charged.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN DOES
HEREBY RESOLVE:

That the City Council of the City of Auburn does approved the fee
schedule entitled "Building Department Fee Schedule", which is attached
hereto as Exhibit "A"; and

1 That each fee described in said exhibit shall be effective on the sixtieth
2 day following the adoption of this resolution.

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5 DATED: November 22, 2010
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9 BRIDGET POWERS, Mayor

10 ATTEST:

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12 Joseph G. R. Labrie, City Clerk
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14 I, Joseph G. R. Labrie, City Clerk of the City of Auburn, hereby certify
15 that the foregoing resolution was duly passed at a regular meeting of the City
16 Council of the City of Auburn held on the 22th day of November 2010 by the
following vote on roll call:

17 Ayes:

18 Noes:

19 Absent:

20 Joseph G. R. Labrie, City Clerk
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EXHIBIT A

BUILDING DEPARTMENT FEE SCHEDULE

This Fee Schedule pertains to: California Building Code, California Residential Code, California Mechanical Code, California Electrical Code, California Plumbing Code, and the International Existing Building Code.

Code Permit Fees	
Valuation	Permit Cost
Residential	.01 x Valuation
Commercial and Industrial	
Valuation	Permit Cost
\$1 -\$ 500,000	.01 x Valuation
\$ 500,000 - 1,000,000	\$5,000 for first \$500,000 plus \$3.00 for each additional \$1,000 or fraction thereof.
\$1,000,001 and up	\$6,500 for the first \$1,000,001 plus \$2.00 or each additional \$1,000 or fraction thereof.
Plan Review	
Plan Review	65% of the Permit Fee as calculated above
Facilities and Equipment Fees	
Residential	\$2,750.00/Unit
Commercial	\$.85/Square Foot
Airport Industrial	\$.57/Square Foot

Minimum Rate	
Permit	\$46.50
Inspection	\$46.50/Hour
Plan Review	\$46.50

- (1) This Fee Schedule does not include fees charged for grading, encroachment, mitigation and/or fees charged by other agencies unless indicated.
- (2) Where the value of the proposed work is not listed in the International Code Council publication, the permit fee will be based on the Minimum Rate or actual costs of inspection services, whichever is greater.
- (3) Plan review fees shall be paid at the time of submitting documents for plan review. Plan review fees are separate fees from the permit fees and are in addition to the permit fees. When submittal documents are incomplete or changed so as to require additional plan review or when the project involves deferred submittal items, an additional plan review fee shall be charged at the rate shown in the Table above.
- (4) Building permit valuations. All building valuations shall be as determined by the Building Official based upon the International Code Council Building Safety Journal valuation data as modified for local conditions and adjusted every six months for valuation changes.
- (5) Work commencing before permit issuance. Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, shall be collected whether or not a permit is then or subsequently issued. The investigation fee shall be equal to the amount of the permit fee. The payment of such investigation fee shall not exempt any person from compliance with all other provisions and fee obligations nor from any penalty prescribed by law.
- (6) Fee Refunds. The building official may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The building official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code. The building official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done. The building official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.
- (7) Re-inspections. A re-inspection fee may be assessed for each inspection or re-inspection when such portion of work for which inspection is called is not complete or

1 when corrections called for are not made. This section is not to be interpreted as
2 requiring re-inspection fees the first time a job is rejected for failure to comply with the
3 requirements, but as controlling the practice of calling for inspections before the job is
4 ready for such inspection or re-inspection. Re-inspection fees may be assessed when the
5 inspection record card is not posted or otherwise available on the work site, the
6 approved plans are not readily available to the inspector, for failure to provide access on
7 the date for which inspection is requested, or for deviating from plans requiring the
8 approval of the building official. To obtain a re-inspection, the applicant shall pay a re-
9 inspection fee as set forth in the fee schedule. In instances where re-inspection fees
10 have been assessed, no additional inspection of the work will be performed until the
11 required fees have been paid.

12 (8) Strong Motion Fee (Seismic). The state required Strong Motion Fee (SMF) as
13 calculated by the Building Standards Commission shall be collected at time of permit in
14 addition to all other fees. A portion as allowable by state law shall be retained by the
15 City for administration services.

16 (9) Building Standards Commission SB 1473. The state required Building Standards
17 Commission SB 1473 fee as calculated by the Building Standards Commission shall be
18 collected at time of permit in addition to all other fees. A portion as allowable by state
19 law shall be retained by the City for administration services.

20 (10) Facility and Equipment Fees shall be paid at time of permit.
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